

City Council  
Atlanta, Georgia

**07- 0-1538**

**Z-07-81**

Date Filed: 6-8-07

AN ORDINANCE

BY: ZONING COMMITTEE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **3735 Boulder Park Drive, S.W.**, be changed from the R-4 (Single family Residential) to PD-H (Planned Development-Housing) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 13, 14<sup>th</sup> ffDistrict, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District", and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

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## EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 13 of the 14FF District of Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a rebar located on the northern right-of-way of Boulder Park Drive (40 foot right-of-way) which rebar is located 147.00 feet easterly as measured along the northern right-of-way line of Boulder Park Drive from its intersection with the eastern right-of-way of Branch Drive (50 foot right-of-way); running thence north 17 degrees 20 minutes 20 seconds west a distance of 260.70 feet to a rebar set; run thence south 64 degrees 39 minutes 22 seconds west a distance of 185.00 feet to a rebar set on the eastern right-of-way of Branch Drive; run thence in a northwesterly direction along the eastern right-of-way of Branch Drive an arc distance of 350.00 feet to a point (such arc having a radius of 487.62 feet and being subtended on its southwestern side by a chord bearing north 56 degrees 09 minutes 20 seconds west and being 342.53 feet in length); (such point being the southwestern end of a survey tie-line and such point being described as Point AA@) (such tie-line runs north 22 degrees 13 minutes 11 seconds east a distance of 112.02 feet to a point; run thence north 36 degrees 56 minutes 09 seconds east a distance of 125.91 feet to a point; run thence north 40 degrees 15 minutes 39 seconds east a distance of 85.08 feet to a point that will be described as Point AB@); from Point AA@ continue thence in a northwesterly direction along the northern right-of-way of Branch Drive a distance of 29.96 feet, more or less, to the center line of a creek (such creek being the northwestern boundary line of the property); run thence in a northeasterly direction 415 feet, more or less, along the center line of a creek to a point (which point is located north 71 degrees 33 minutes 46 seconds west a distance of 25.71 feet, more or less, from Point AB@); run thence south 71 degrees 33 minutes 46 seconds east from the center line of the creek a distance of 601 feet, more or less, to a rebar found at the southeast corner of lot 19 of Unit Two of Fairwood Estates as the same is shown at Plat Book 58, Page 121, Fulton County, Georgia records; run thence south 27 degrees 01 minutes 02 seconds west a distance of 119.65 feet to a crimp top pipe found; run thence south 63 degrees 17 minutes 52 seconds east a distance of 48.90 feet to a rebar set; run thence south 16 degrees 29 minutes 01 seconds west a distance of 338.38 feet to an open top pipe found on the northern right-of-way of Boulder Park Drive; run thence north 86 degrees 31 minutes 48 seconds west along the northern right-of-way of Boulder Park Drive a distance of 81.91 feet to the point of beginning. The foregoing courses and distances are taken from a plat of survey dated May 12, 2006 for Lonyard R. Hines and Hines Properties Investment, Inc. by Pendley Surveying and being its Job No. 221712.

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